

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0345002156
Comm # (no dashes):	54130211400
County:	Outagamie
Region:	Commerce
Site name:	Coonen Quick Stop
Street Address:	200 Lawe St
City:	Kaukauna
Closure Date	2000-11-17
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	658255.019983572
Northing (Y):	424637.805298112
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results



ENVIRONMENTAL & REGULATORY SERVICES
2129 Jackson Street
Oshkosh, Wisconsin 54901
(920) 424-0025
TDD #: (608) 264-8777
www.commerce.state.wi.us
Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

November 17, 2000

Mr. Mark Coonen
PO Box 266
Seymour WI 54165

Subject: **Case Closure** – Coonen Quick Stop Site
200 Lawe Street, Kaukauna
COMMERCE #54130-2114-00 DNR #03-45-002156

Dear Mr. Coonen:

I have reviewed the information submitted by your consultant to satisfy the conditions of closure set in the Conditional Closure letter dated May 12, 2000. The department has determined that all the conditions of closure have been met. **The site will now be listed as "closed"** on the Department of Commerce/Department of Natural Resources database.

Thank you for your efforts in protecting the environment of the State of Wisconsin.

If you have any questions, feel free to contact me at (920)424-0025.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Thomas Verstegen'. The signature is fluid and cursive, written over the printed name.

Thomas Verstegen
Hydrogeologist
Department of Commerce

cc: PECFA File – pf\pecfa\541\54130\211400\close well.doc
Mr. Mark Foht – Northern Environmental

3266
1383197

Document Number

**NOTICE OF CONTAMINATION TO
PROPERTY**

Legal Description of the Property:

4926-20
In Re: That part of Lot One (1) in block One (1) of LAWE, MEADE and BLACK'S ADDITION, City of Kaukauna, Outagamie County, Wisconsin, described as follows: Commencing at the intersection of the East line of Lawe Street and the North line of Wisconsin Avenue, being the Southwest corner of said Lot 1; thence Northeasterly along the East line of Lawe Street 90 feet; thence Easterly at right angles to Lawe Street 125 feet; thence Southerly parallel to Lawe Street 90 feet to the North line of Wisconsin Avenue; thence Westerly 125 feet to the point of commencement. ALSO that part of Lot 1 in Block 1 of LAWE, MEADE AND BLACK'S ADDITION, City of Kaukauna, Outagamie County, Wisconsin, described as follows: Commencing on the East line of Lawe Street at a point 90 feet Northerly of the intersection of the East line of Lawe Street and the North line of Wisconsin Avenue; thence northeasterly along the East line of Lawe Street 12 feet; thence Easterly at right angles to Lawe Street 175 feet; thence Southerly parallel to Lawe Street 12 feet; thence Westerly 175 feet to the point of commencement.

**OUTAGAMIE COUNTY
RECEIVED FOR RECORD**

OCT 16 2000

AT 4 O'CLOCK A.M. P.M.
JANICE FLENZ
REGISTER OF DEEDS

Recording Area

Name and Return Address
LUBINSKI, ROTTIER, REED & KLASS S
PO Box 67
Seymour, Wisconsin 54165
pd 2400

#32-2-0332-00-2 and
#32-2-0333-00-2

Parcel Identification Number (PIN)

RECEIVED

NOV 03 2000

ERS DIVISION

STATE OF WISCONSIN)
COUNTY OF KEWAUNEE) ss

Section 1. Derbert R. Coonen and Margaret R. Coonen are the owners of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above ch. NR 140 Wisconsin Administrative Code enforcement standards exists on this property in the area of monitoring wells MW1200, MW1300, MW 1400 and MW1500, as shown on Attachment 1, identified as Figure 1. Petroleum contaminated soil above ch. NR 720 residual contaminant levels of the Wis. Adm. Code exists on this property in the area of soil borings B1200, B1400 and B1500 as shown in Attachment 2, identified as Figure 2 hereby attached to and made part of this document.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Petroleum contaminated ground-water existed on the property on February 24, 1999 at the following locations as shown on Attachment 1, identified as Figure 1: monitoring well MW1200, benzene concentration of 170 micrograms per liter ($\mu\text{g/L}$) and Methyl-Tertiary-Butyl-Ether (MTBE) at 85 $\mu\text{g/L}$; monitoring well MW1300, benzene concentration of 80 $\mu\text{g/L}$ and 1,2-dichloroethane at 7.6 $\mu\text{g/L}$; monitoring well MW1400, benzene concentration of 140 $\mu\text{g/L}$ and naphthalene at 60 $\mu\text{g/L}$; monitoring well MW1500, benzene concentration of 360 $\mu\text{g/L}$. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to

determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil remains on this property at the following locations as shown in Attachment 2, identified as Figure 2: soil boring B1200, gasoline range organics (GRO) at 360 milligrams per kilogram (mg/kg), benzene at 240 micrograms per kilogram ($\mu\text{g/kg}$), ethylbenzene 4,200 $\mu\text{g/kg}$, toluene at 1,800 $\mu\text{g/kg}$, and 9,700 xylenes at $\mu\text{g/kg}$; soil boring B1400, benzene at 420 $\mu\text{g/kg}$, ethylbenzene at 5,800 $\mu\text{g/kg}$, and xylenes at 34,000 $\mu\text{g/kg}$; soil boring B1500, benzene at 64 $\mu\text{g/kg}$. Natural attenuation is the approved remedial alternative for this site. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 12th day of Oct, 2000.

By signing this document, Derbert R. Coonen and Margaret M. Coonen acknowledge that they are dully authorized to sign this document on behalf of Coonen, Incorporated.

Signature: Derbert R. Coonen

Printed Name: Derbert Coonen

Title: Pres

Signature: Margaret M. Coonen

Printed Name: Margaret Coonen

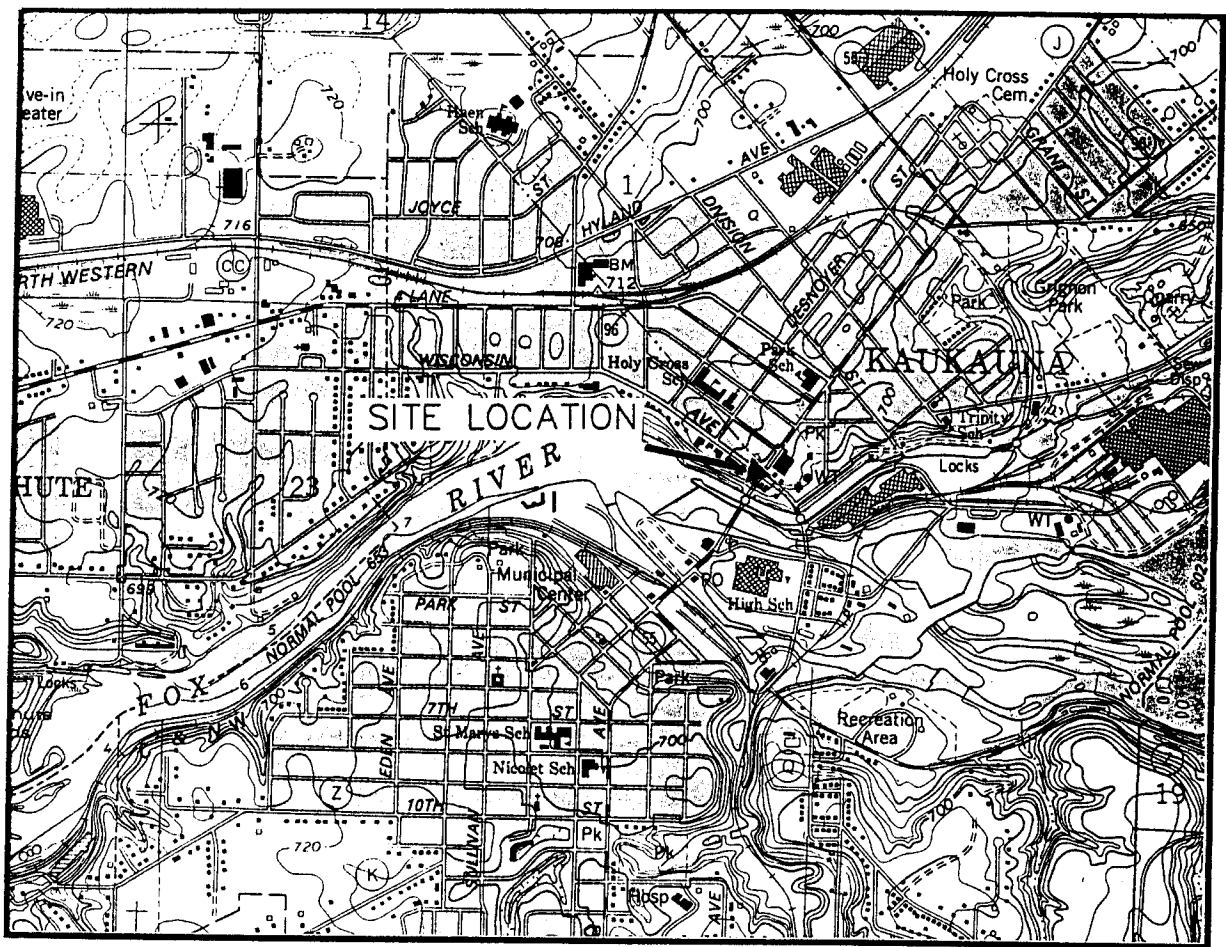
Title: Secretary

Subscribed and sworn to before me

this 12th day of Oct, 2000

K. F. Polter
Notary Public, State of WI
My commission is permanent

This document was drafted by the Wisconsin Department of Commerce.



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



BASE MAP SOURCE: USGS KAUKAUNA, WISCONSIN 7.5 MINUTE QUADRANGLE (REVISED 1984)

QUADRANGLE LOCATION


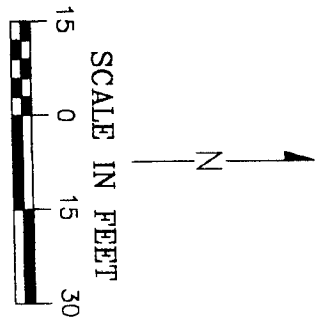
DRAWN BY: JLB	PROJECT: DCP330407	DATE: 5/12/97
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	
	 Northern EnvironmentalSM <i>Hydrologists • Engineers • Geologists</i>	

FIGURE 1
SITE LOCATION AND LOCAL TOPOGRAPHY
COONEN'S QUIK MART
KAUKAUNA, WISCONSIN

FOR: BOB COONEN



NOTE: FLOW DIRECTION HAS BEEN
CONSISTENTLY IN THE SAME DIRECTION
AS SHOWN ON THIS FIGURE

LEGEND

- ◆ MW1600 MONITORING WELL LOCATION
- ◆ MW1600 MONITORING WELL LOCATION AND
GROUND WATER ELEVATION ON 12/20/99
- ◆ 685.17
- NA = NOT ANALYZED

100.00

GROUNDWATER CONTOUR LINE
CONTOUR LINE INTERVAL = 1.0 FEET

100.00

EXISTING UST LOCATION
1: 4,000 GALLON GASOLINE (INSTALLED JULY 1986)

100.00

2: 10,000 GALLON GASOLINE (INSTALLED DECEMBER 1997)

100.00

3: 8,000 GALLON GASOLINE (INSTALLED DECEMBER 1997)

100.00

4: 2,000 GALLON UNLEADED (ABANDONED IN PLACE SEPTEMBER 1995)

100.00

FORMER UST LOCATION

100.00

5: 6,000 GALLON GASOLINE (REMOVED DECEMBER 1997)

100.00

6: 8,000 GALLON GASOLINE (REMOVED DECEMBER 1997)

100.00

7: 3,000 GALLON GASOLINE (REMOVED DECEMBER 1997)

100.00

8: 3,000 GALLON GASOLINE (REMOVED DECEMBER 1997)

100.00

9: 2,000 GALLON GASOLINE (REMOVED DECEMBER 1997)

100.00

10: 1,000 GALLON FUEL OIL (REMOVED SEPTEMBER 1995)

100.00

DISPENSER ISLAND

100.00

CANOPY

100.00

PROPERTY LINE

HWY 55/NORTH LAWE STREET

← SIDEWALK →

MW1600
685.17

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GROUNDWATER ELEVATION
CONTOUR MAP (12/20/99)
COONEN'S QUICK STOP
KAUKAUNA, WISCONSIN

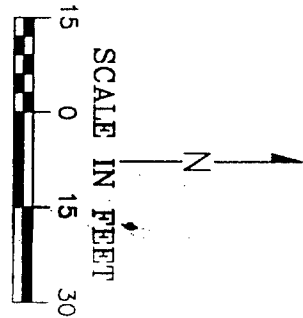
FOR: COONEN OIL, INC.

Northcott Environmental
Hydrologists • Engineers • Geologists

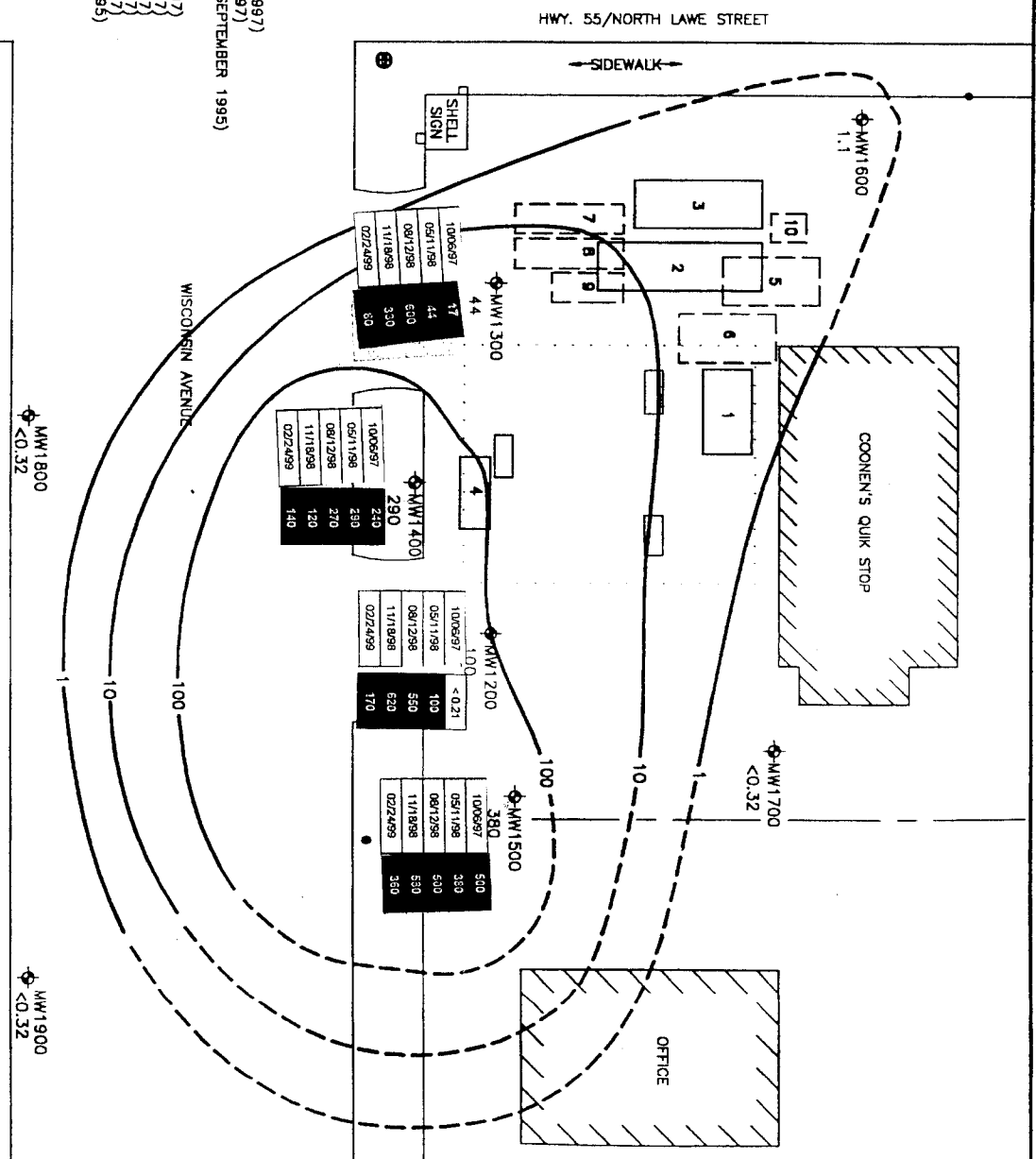
DRAWN BY: KRE PROJECT: DCP-0407 DATE: 01/17/00

REV. DATE

28



- LEGEND**
- MONITORING WELL LOCATION**
- EXISTING UST LOCATION**
- 1: 4,000 GALLON GASOLINE (INSTALLED JULY 1988)
 - 2: 10,000 GALLON GASOLINE (INSTALLED DECEMBER 1997)
 - 3: 8,000 GALLON GASOLINE (INSTALLED DECEMBER 1997)
 - 4: 2,000 GALLON UNLEADED (ABANDONED IN PLACE SEPTEMBER 1995)
- FORMER UST LOCATION**
- 5: 6,000 GALLON GASOLINE (REMOVED DECEMBER 1997)
 - 6: 8,000 GALLON GASOLINE (REMOVED DECEMBER 1997)
 - 7: 3,000 GALLON GASOLINE (REMOVED DECEMBER 1997)
 - 8: 3,000 GALLON GASOLINE (REMOVED DECEMBER 1997)
 - 9: 2,000 GALLON GASOLINE (REMOVED DECEMBER 1997)
 - 10: 1,000 GALLON FUEL OIL (REMOVED SEPTEMBER 1995)
- DISPENSER ISLAND**
- MANHOLE**
- UTILITY POLE**
- CANOPY**
- PROPERTY LINE**
- ISOCONCENTRATION LINE FOR BENZENE IN GROUND WATER**
DASHED WHERE INFERRED



DRAWN BY: SXM		PROJECT: DCP0314080407	DATE: 8/6/98	FIGURE 5 MONITORING WELL LOCATIONS AND ESTIMATED EXTENT OF BENZENE IN GROUND WATER (5/11/98) COONEN'S QUICK STOP KAUKAUNA, WISCONSIN FOR: COONEN OIL, INC.
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL, INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.			
10/5/98				
10/23/98				
11/16/98				
12/9/98				
12/14/98				
Northern Environmental				SM
Hydrologists • Engineers • Geologists				

FIGURE 5
MONITORING WELL LOCATIONS AND ESTIMATED EXTENT OF BENZENE IN GROUND WATER (5/11/98)
COONEN'S QUIK STOP
KAUKAUNA, WISCONSIN

Ground-Water Analytical Results, Cooren's Quik Stop, Kaukauna, Wisconsin

Relevant and Significant Analytical Results (µg/l)																	
Well ID	Date Sampled	GRO	Benzene	n-Butylbenzene	sec-Butylbenzene	Dichlorodifluoromethane	1,2-Dichloroethane	DH-Isopropyl Ether	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzenes	Xylenes
WAC NR140 PAL (µg/l)		NE	0.5	NE	NE	200	0.5	NE	140	NE	NE	12	8	NE	68.6	96	124
	WAC NR140 ES (µg/l)	NE	5	NE	NE	1000	5	NE	700	NE	NE	60	40	NE	343	480	620
MMW1200	10/06/97	280	<0.21	3	1.3	<0.2	9.4	6.5	<0.68	<0.38	<0.37	18	<1	<0.4	<1.5	<1.86	13
	05/11/98	---	100	8.5	2.2	<0.28	5.4	10	130	13	1.8	10	19	20	<0.35	21	17.3
	08/12/98	---	550	9.2	<3.4	<2.8	<3.6	<3.2	130	11 *J	<3.1	61	21 *J	23	9.4 *J	16	15 *J
	11/18/98	---	620	<2.3	6.1 *J	<2.8	<3.6	6.6 *J	200	21	<3.1	130	37	40	10 *J	42	9.3 *J
MMW1300	02/24/99	---	170	2.9 *J	<3.4	<2.8	3.7 *J	10 *J	49	5 *J	<3.1	85	<8.8	11	16	26	25 *J
	10/06/97	2500	17	43	<6	<2	12	<2.8	77	5.9	<3.7	<2.1	34	4.9	23	270	640
	05/11/98	---	44	5.7 *J	<3.4	<2.8	8.1 *J	6.2 *J	71	20	<3.1	<3.1	18 *J	15	17	89	158
	08/12/98	---	600	<2.3	<3.4	<2.8	5.6 *J	<3.2	83	8.6 *J	<3.1	5.2 *J	16 *J	15	4.7 *J	61	28
MMW1400	11/18/98	---	330	<1.2	<1.7	<1.4	10	3 *J	49	7.7	<1.6	3.9 *J	<4.4	11	4.4 *J	19	2.4 *J
	02/24/99	---	80	3.3	2.4	<0.37	7.6	3.5	24	3.5	1.1	1.8	2.7 *J	4.2	6.7	91.6	83
	10/06/97	7000	240	46	<6	<2	11	5	500	17	<3.7	10	62	28	68	490	2900
	05/11/98	---	290	78	10 *J	<2.8	9.2 *J	22	640	32	<3.1	9.3 *J	120	52	12	680	820
MMW1500	08/12/98	---	270	53	5.8 *J	<2.8	4.3 *J	<3.2	430	27	<3.1	22	140	57	11 *J	394	200
	11/18/98	---	120	8.9	4.9 *J	<2.8	6.2 *J	8.2 *J	390	24	<3.1	13	89	50	<3.5	120	32
	02/24/99	---	140	10	<3.4	<2.8	3.8 *J	8.6 *J	300	11 *J	4 *J	7.6 *J	60	31	19	370	317
	10/06/97	5000	500	13	<6	<2	5.7	25	560	27	<3.7	33	35	40	31	210	1220
MMW1600	05/11/98	---	380	6.5 *J	<3.4	<2.8	<3.6	<3.2	560	45	<3.1	22	48	57	<3.5	19	46
	08/12/98	---	500	7.2 *J	<3.4	<2.8	<3.6	<3.2	780	38	<3.1	29	80	74	15	110	286
	11/18/98	---	580	8.7	4 *J	<2.8	<3.6	<3.2	890	42	<3.1	25	70	82	17	110	156
	02/24/99	---	360	5.9 *J	6.2 *J	<2.8	<3.6	7.4 *J	440	21	<3.1	24	25 *J	49	14	88	101
MMW1700	05/11/98	<100	1.1	<0.23	<0.34	1.9	<0.36	<0.32	<0.34	<0.34	<0.31	<0.31	<0.88	<0.3	<0.35	<0.99	<0.98
	08/12/98	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	<0.35	<0.99	<1
	02/24/99	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	<0.35	<0.99	<1
	05/11/98	<100	<0.32	<0.23	<0.34	<0.28	<0.36	<0.32	<0.34	<0.34	<0.31	1.2	<0.88	<0.3	<0.35	<0.99	<0.98
MMW1800	08/12/98	---	<0.32	---	---	---	---	---	<0.34	---	---	1 *J	<0.88	---	<0.35	<0.99	<1
	05/11/98	<100	<0.32	<0.23	<0.34	<0.28	<0.36	<0.32	<0.34	<0.34	<0.31	<0.31	<0.88	<0.3	<0.35	<0.99	<0.98
	08/12/98	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	<0.35	<0.99	<1
	05/11/98	<100	<0.32	<0.23	<0.34	1.6	<0.36	<0.32	<0.34	<0.34	<0.31	<0.31	<0.88	<0.3	<0.35	<0.99	<0.98
MMW1900	08/12/98	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	<0.35	<0.99	<1
	11/18/98	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	<0.35	<0.99	<1
	02/24/99	---	<0.32	---	---	---	---	---	<0.34	---	---	<0.31	<0.88	---	<0.35	<0.99	<1

Key:

GRO = Gasoline Range Organics

MTBE = Methyl-Tertiary-Butyl-Ether

µg/l = micrograms per liter

WAC = Wisconsin Administrative Code

NE = Not established by WAC

*J = Analyte detected between Limit of Detection and Limit of Quantitation

32 = WAC Preventive Action Limit

32 = WAC Enforcement Standard Exceeded

Inorganic Ground-Water Quality Data, Coonen's Quik Stop, Kaukauna, Wisconsin

Well Number	Sample Date	Temperature (° F)	pH (su)	Conductivity (µmho/cm)	O.R.P. (mV)	D.O. (mg/l)	Nitrate (mg/l)	Manganese (mg/l)	Iron (mg/l)	Sulfate (mg/l)
MMW1200	05/11/98	55.3	7.2	1520	-45	0.87	0	> .70	2.0	55
	08/12/98	66.1	7.1	860	< -80	0.41	0	> .70	2.0	50
	11/18/98	59.0	7.06	1900	< -80	0.15	0	.65	4.2	< 50
MMW1300	02/24/99	49.0	7.16	1100	< -80	0.32	0	< 50	3.0	< 50
	05/11/98	56.6	7.1	1120	< -80	0.81	0	> .70	2.5	100
	08/12/98	64.4	7.1	410	< -80	0.45	0	> .70	3.5	125
MMW1400	11/18/98	59.9	7.03	1750	-40	0.29	0	.65	4.1	125
	02/24/99	51.2	7.13	1110	< -80	0.43	0	.70	3.5	80
	05/11/98	56.1	7.1	1300	< -80	0.95	0	> .70	3.5	< 50
	08/12/98	64.9	6.9	610	< -80	0.52	0	> .70	2.5	< 50
	11/18/98	66.9	7.05	1780	< -80	0.12	0	.60	3.8	80
	02/24/99	48.7	7.48	980	< -80	0.18	0	.58	4.0	< 50
MMW1500	05/11/98	53.8	7.3	1380	50	1.38	0	> .70	2.8	< 50
	08/12/98	62.1	7.1	760	30	0.48	0	> .70	3.1	< 50
	11/18/98	59.7	7.03	1510	-25	0.14	0	.70	3.6	< 50
MMW1600	02/24/99	50.5	7.07	1140	< -80	0.34	0	.62	3.8	< 50
	05/11/98	56.3	7.2	1160	140	3.41	.088	.20	0	150
	08/12/98	65.3	7.1	680	125	0.68	.088	0.30	0	200
	11/18/98	59.4	7.13	1800	130	1.36	.18	.15	0	200
	02/24/99	50.3	7.16	1250	180	5.43	.088	0.12	0	200
MMW1700	05/11/98	54.2	7.3	700	135	7.21	.176	.20	0	100
	08/12/98	63.0	7.6	420	125	1.38	.044	.01	0	125
	11/18/98	---	---	---	---	---	---	---	---	---
MMW1800	05/11/98	55.5	7.2	1510	155	7.15	0	.18	0	> 200
	08/12/98	66.0	7.2	920	150	4.51	0	.30	0	200
	11/18/98	---	---	---	---	---	---	---	---	---
MMW1900	05/11/98	56.1	7.1	1200	165	4.60	0	.60	0	> 200
	08/12/98	64.8	7.0	860	110	2.14	0	.45	0	125
	11/18/98	57.7	7.06	1900	155	1.57	0	.65	0	> 200
	02/24/99	50.9	7.05	1120	170	1.36	.044	0.35	0	> 200

Key:

D.O. = dissolved oxygen
O.R.P. = oxygen-reduction potential
COND = specific conductance
mg/l = milligrams per liter
mV = millivolts
su = standard units
µmho/cm = microMhos per centimeter
--- = not analyzed